

CITY OF ROCKLIN PLANNING COMMISSION

A G E N D A

July 18, 2006

6:30 P.M.

**Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road**

(www.ci.rocklin.ca.us)

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

APPEAL PERIOD

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

- 1. Meeting Called to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman
Commissioner Menth
Commissioner Weibert
Commissioner Shirhall

- 4. Correspondence**
- 5. Citizens Addressing the Commission on Non Agenda Items**

SCHEDULED ITEMS:

- | | | |
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| 6. | STANFORD RANCH LOT A
DESIGN REVIEW, DR-2006-08
GPA-2006-02, DL-2006-03, Z-2006-03
BURRELL CONSULTING GROUP, INC. | PUBLIC HEARING |
|-----------|---|-----------------------|

An application for approval of entitlements to allow the construction of two commercial buildings totaling approximately 11,358 and 17,272 square feet and subdivide the property into two lots. Additionally, the applicant proposes a General Plan Amendment from Business Professional to Business Professional-Commercial and a Rezone from Planned Development-Business Professional to C-1.

The subject property is located at the southeastern corner of the intersection of Sunset Boulevard and Stanford Ranch Road. APN# 016-450-001.

The property is zoned Planned Development – Business Professional (PD-BP). The General Plan designation is Business Professional (BP).

The applicant is Burrell Consulting Group, Inc. The property owner is Kobra Properties.

Commission action:_____

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| 7. | ROCKLIN CORP CENTER LOTS 8-10
DESIGN REVIEW, DR-2005-32
JACKSON CONSTRUCTION | PUBLIC HEARING |
|-----------|---|-----------------------|

This application is a request for approval of a design review entitlement to allow the construction of three buildings: (1) two-story office building and (2) single-story retail buildings totaling approximately 58,488 square feet. The project site consists of three lots totaling approximately 5.14 acres located in the Rocklin Corporate Center as part of the Stanford Ranch General Development Plan.

The subject property is located at the northwest corner of the intersection of Sunset Boulevard and Lonetree Boulevard. APN 017-283-011, 13 & 14.

The property is zoned Planned Development-Business Professional/Commercial (PD-BP/C). The General Plan designation is Retail Commercial (RC).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Jackson Construction. The property owner is Jackson II, LLC.

Commission action:_____

**8. ROCKLIN CORP CENTER LOTS 23 & 24
DESIGN REVIEW, DR-2006-04
OPUS WEST CORPORATION**

PUBLIC HEARING

This application is a request for approval of a design review entitlement to allow the construction of (2) three-story office buildings totaling approximately 228,000 square feet. The project site consists of two lots totaling approximately 13.89 acres located in the Rocklin Corporate Center as part of the Stanford Ranch General Development Plan.

The subject property is located at West Oaks Blvd. APN 017-284-013 & 014.

The property is zoned Planned Development – Industrial Park (PD-IP). The General Plan designation is Light Industrial (LI).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Opus West Corporation. The property owner is Opus West Corporation.

Commission action:_____

**9. BLUE OAKS TOWNCENTER
SUBSTANTIAL COMPLIANCE
LUCILLE'S BBQ PATIO FURNITURE**

PUBLIC HEARING

The applicant is requesting that the Planning Commission consider the outdoor patio furniture selection and awnings for the Lucille's BBQ restaurant at the Blue Oaks Towncenter.

The project is generally located at the northeast corner of the intersection of Lone Tree Boulevard and Blue Oaks Boulevard.

Commission action: _____

10. Discussion

11. Adjournment